

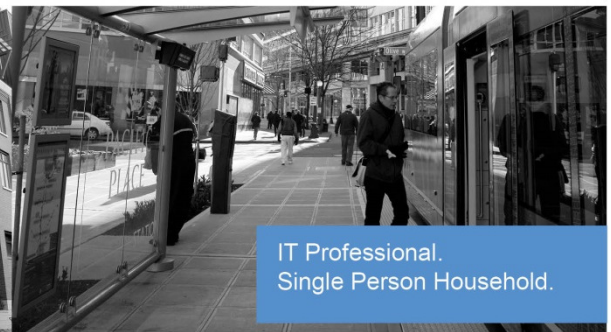
# Housing Affordability & Livability Agenda

City of Seattle

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## Advisory Committee Meeting #1: 11/4/2014 *(Selected slides updated 6/26/2015)*





## Key Findings - 1

Seattle is growing rapidly, and the City must plan for housing and livability.

- Seattle 2035 *Background Report*. Slides: 2, 29, 43 (and others).

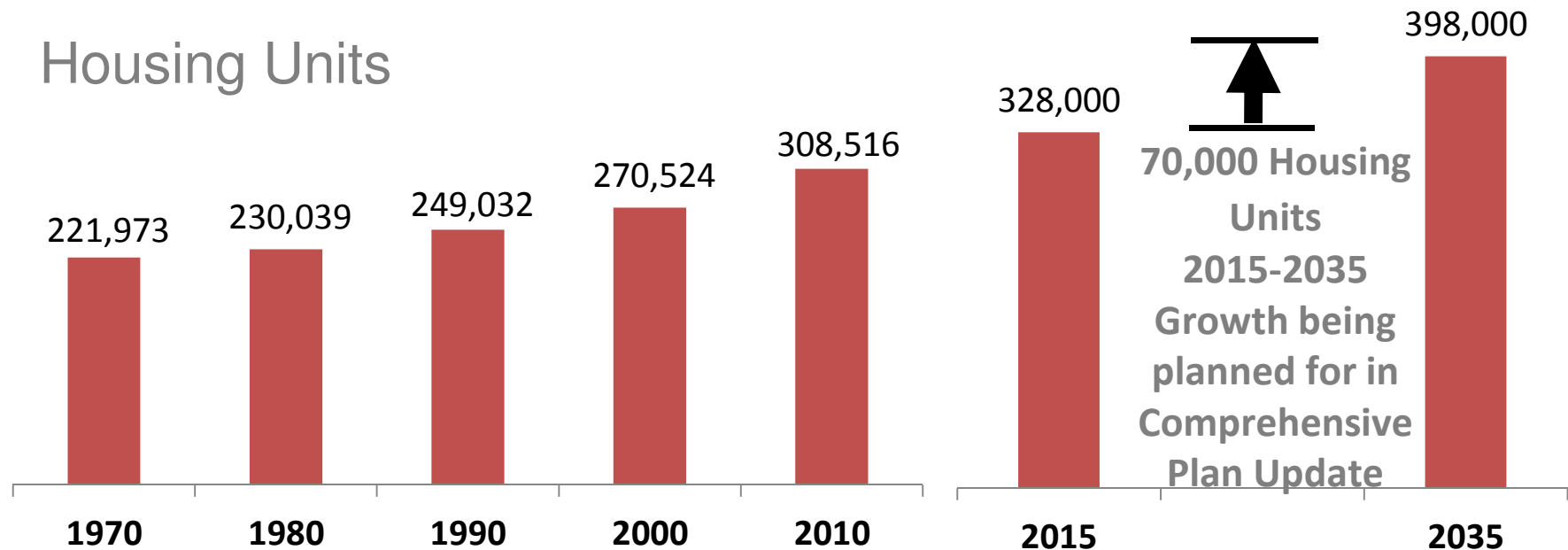


## Seattle's Growing Population and Housing Stock

### Population

530,831   493,846   516,259   563,374   608,660 —————> ~725,000

### Housing Units



Source: U.S. Census Bureau, Decennial Census; 2015 to 2035 growth estimate in "Updating Seattle's Comprehensive Plan Background Report;" 2015 housing informal projection by SPC Demographer.



## Key Findings - 2

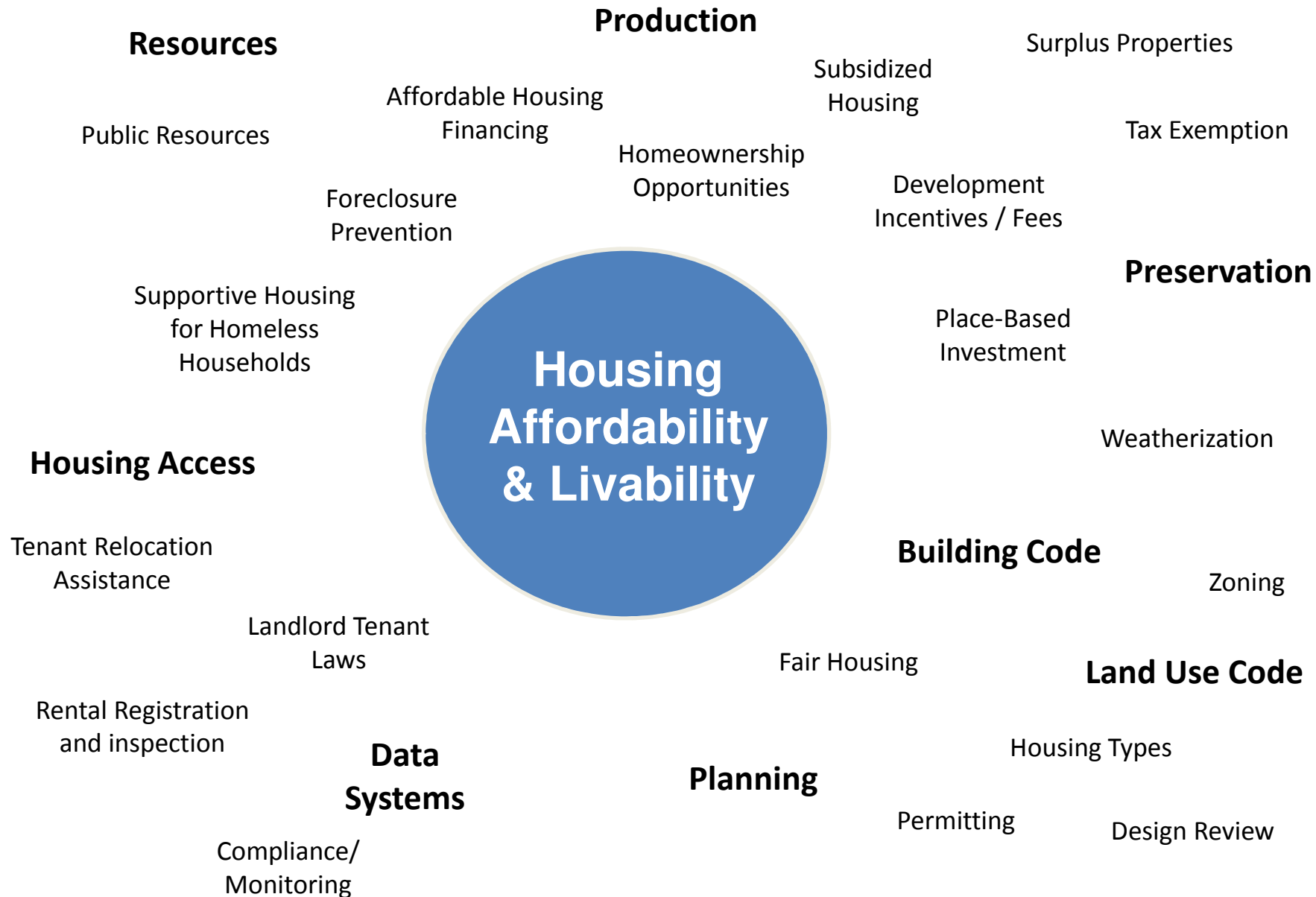
The City currently affects housing in a myriad of ways, both directly and indirectly.

- Seattle 2035 *Background Report*. City of Seattle Consolidated Plan.

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## Key Findings - 3

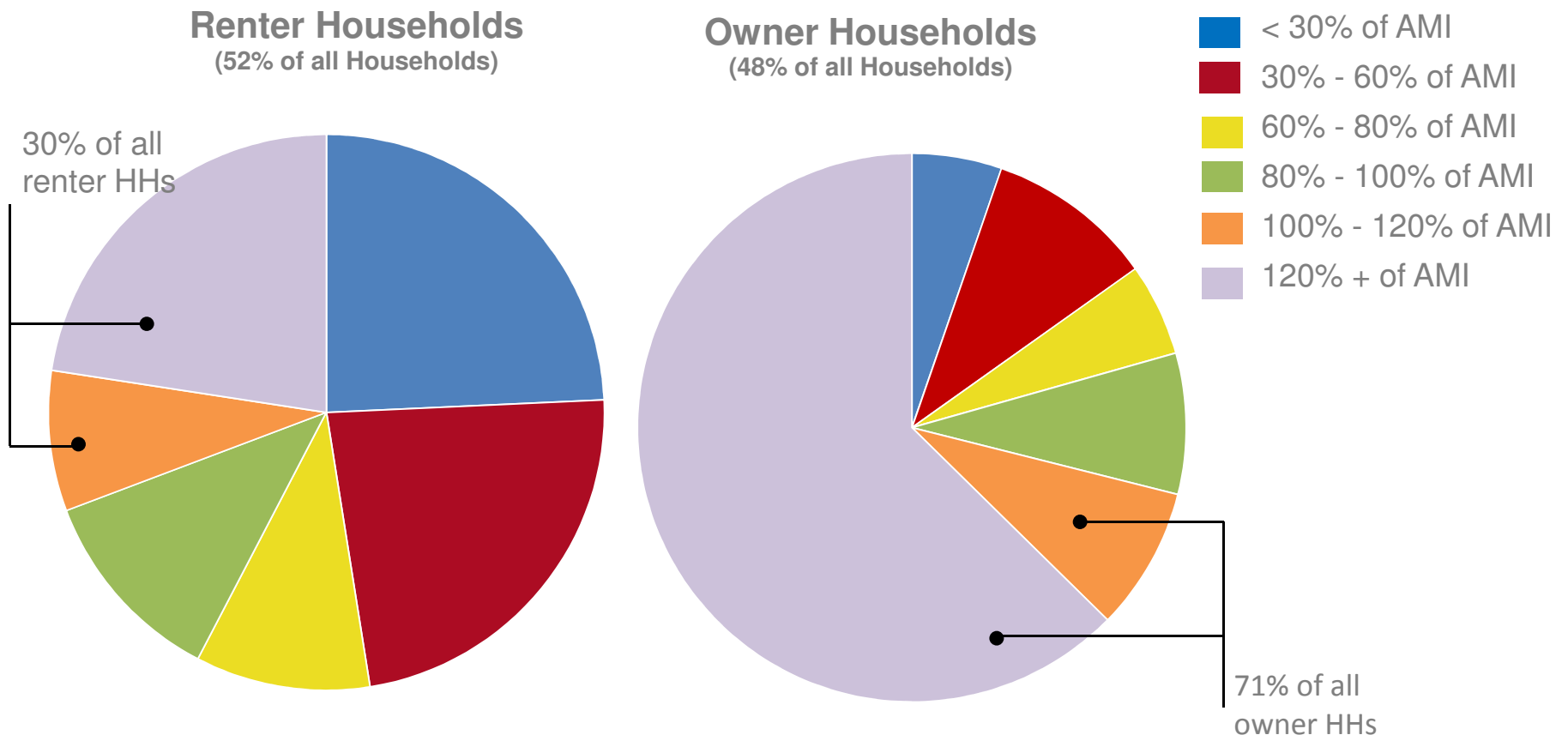
Existing housing does not meet the needs of many current residents. A significant proportion of Seattle's households are burdened by their housing costs.

- Seattle 2035 *Background Report*. Seattle Planning Commission *Housing Seattle*. Slides: 13, 23 (and others).



## Seattle Households by Income – Owners & Renters

Renter households have a greater diversity of incomes, including an estimated 30% with incomes greater than 100% of AMI. Nearly three-quarters of owner households have incomes greater than 100% of AMI.

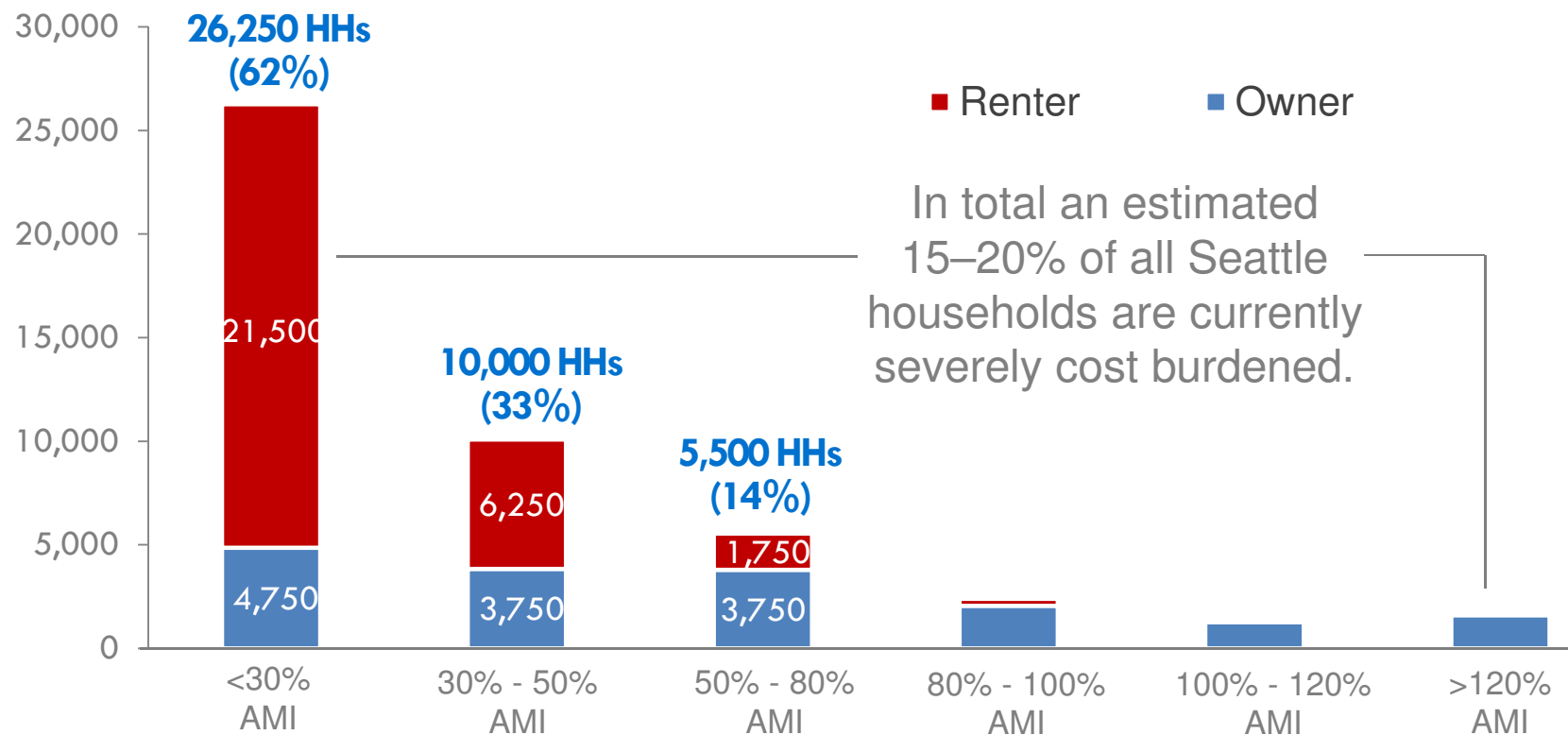


Source: U.S. Department of Housing & Urban Development, CHAS 2006-2010 5-Year American Community Survey, Seattle city.



## Severely Cost Burdened Households

About 26,250 very low-income households (or 62% of the households in the 0-30% of AMI income bracket) spend more than half of their income on housing.



Source: U.S. Department of Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city. Note: these are rough estimates.





## Homelessness in Seattle

In January of 2014, there were **2,303 people** surviving on the streets without shelter in Seattle.

In addition, another **2,390 people** were staying in emergency shelter.

Seattle is part of a statewide trend in rising numbers of homeless students, with 71% staying in emergency shelters.

Number of students who were homeless in Seattle Public Schools in the 2012-2013 school year.



Sources: 2014 King County One Night Count Data;  
“Homeless student count in Wash. hits record high”, Seattle Post-Intelligencer, February 27, 2014.



## Key Findings - 4

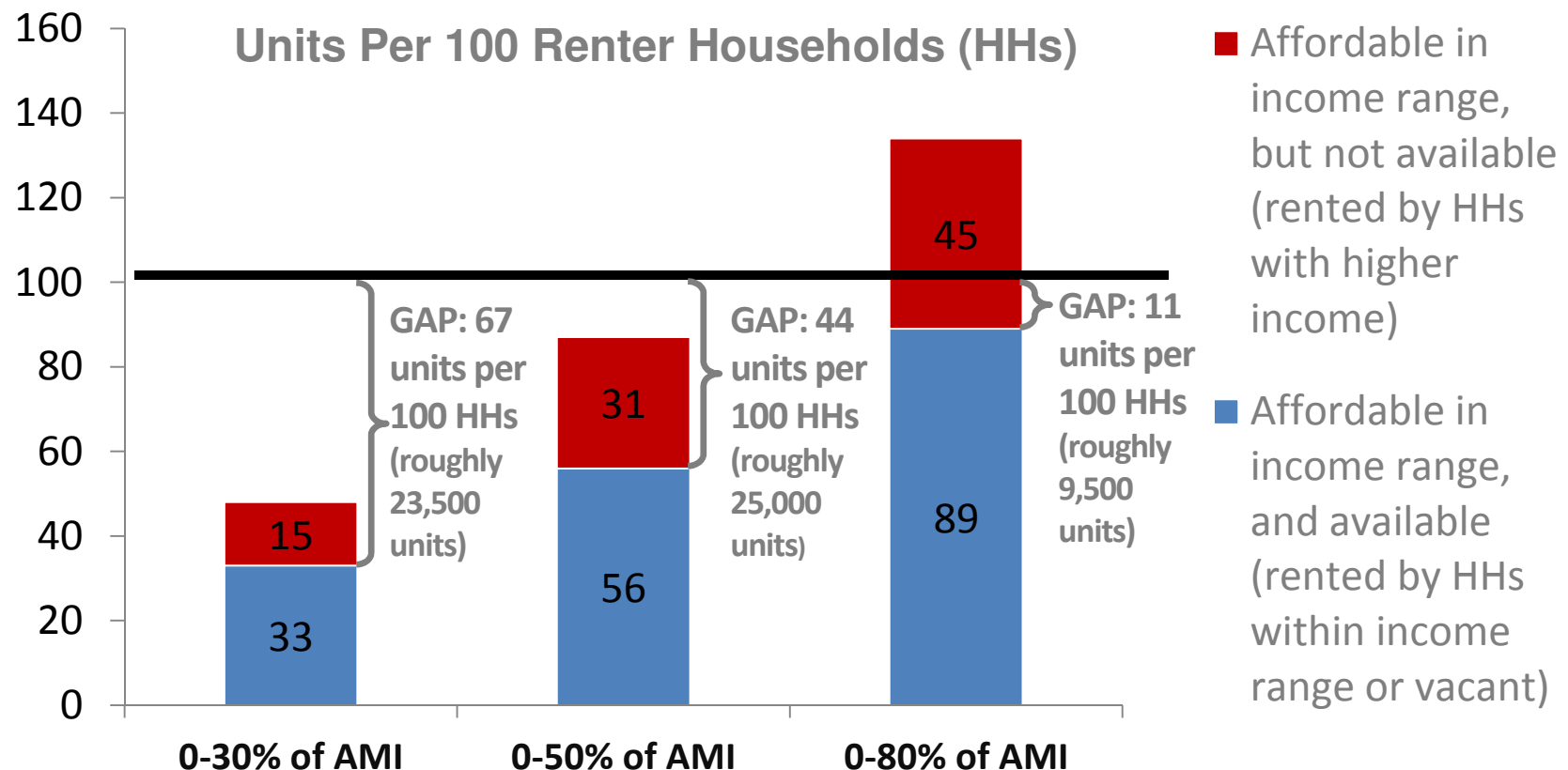
The gap between demand for and availability of affordable housing is greatest among lower income households, including family-sized households. Workers in some of the city's most common occupations are priced out of living in Seattle.

- SPC. *Housing Seattle*, Finding # 2. 2013 City of Seattle Consolidated Plan. Slides: 12, 19-22 (and others).



## Affordability and Availability: Rental Housing

The gap between renter households and affordable *and* available rental housing units is greatest for lowest income households. Part of the gap is due to higher income households renting units affordable at lower income levels.



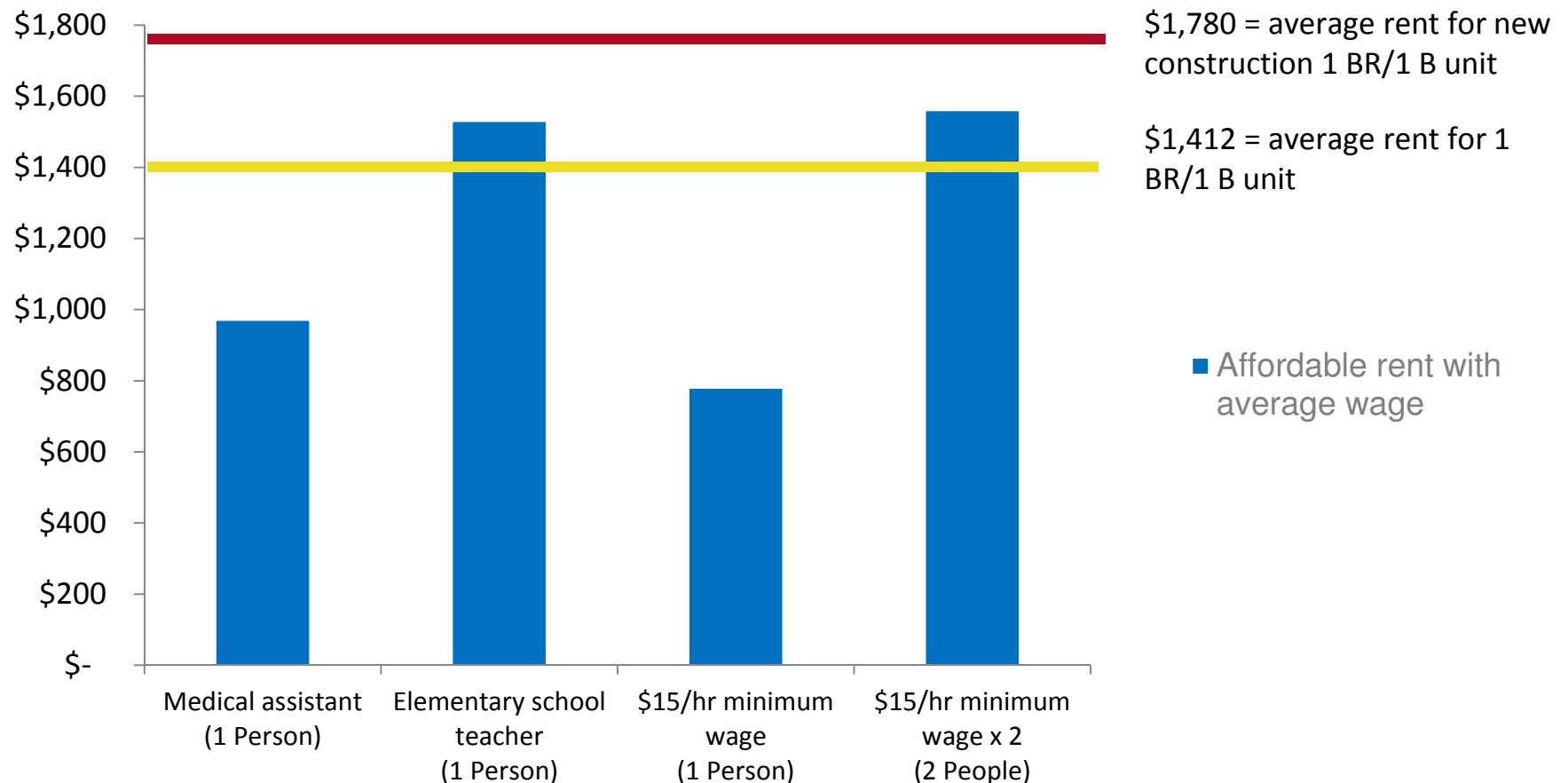
Source: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.

Note: these are rough estimates.



## Housing Affordability for Working Households – 1 Bedrooms

Average rent for 1 bedroom apartments in Seattle is not affordable to people working in some of the region's most common occupations.



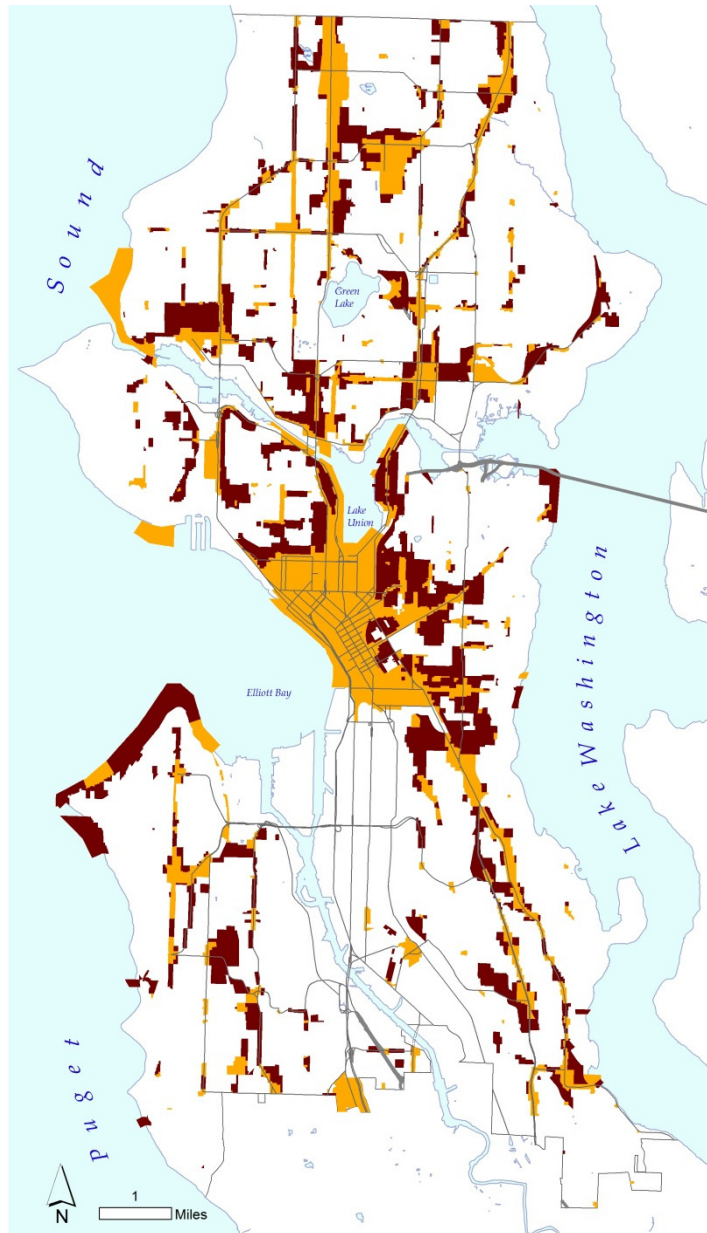
Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014.





## Key Findings - 5

Past planning has directed growth to certain areas, leaving two thirds of all land zoned single family.

- Seattle 2035 Background Report. Slides: 40, 41.



## Where Multifamily Housing is Allowed by Zoning

-  In mixed use zones (10.2% of city parcel area) multifamily housing and commercial uses are allowed
-  In multifamily zones (9.0% of city parcel area) multifamily housing is allowed but commercial uses are not



## Key Findings - 6

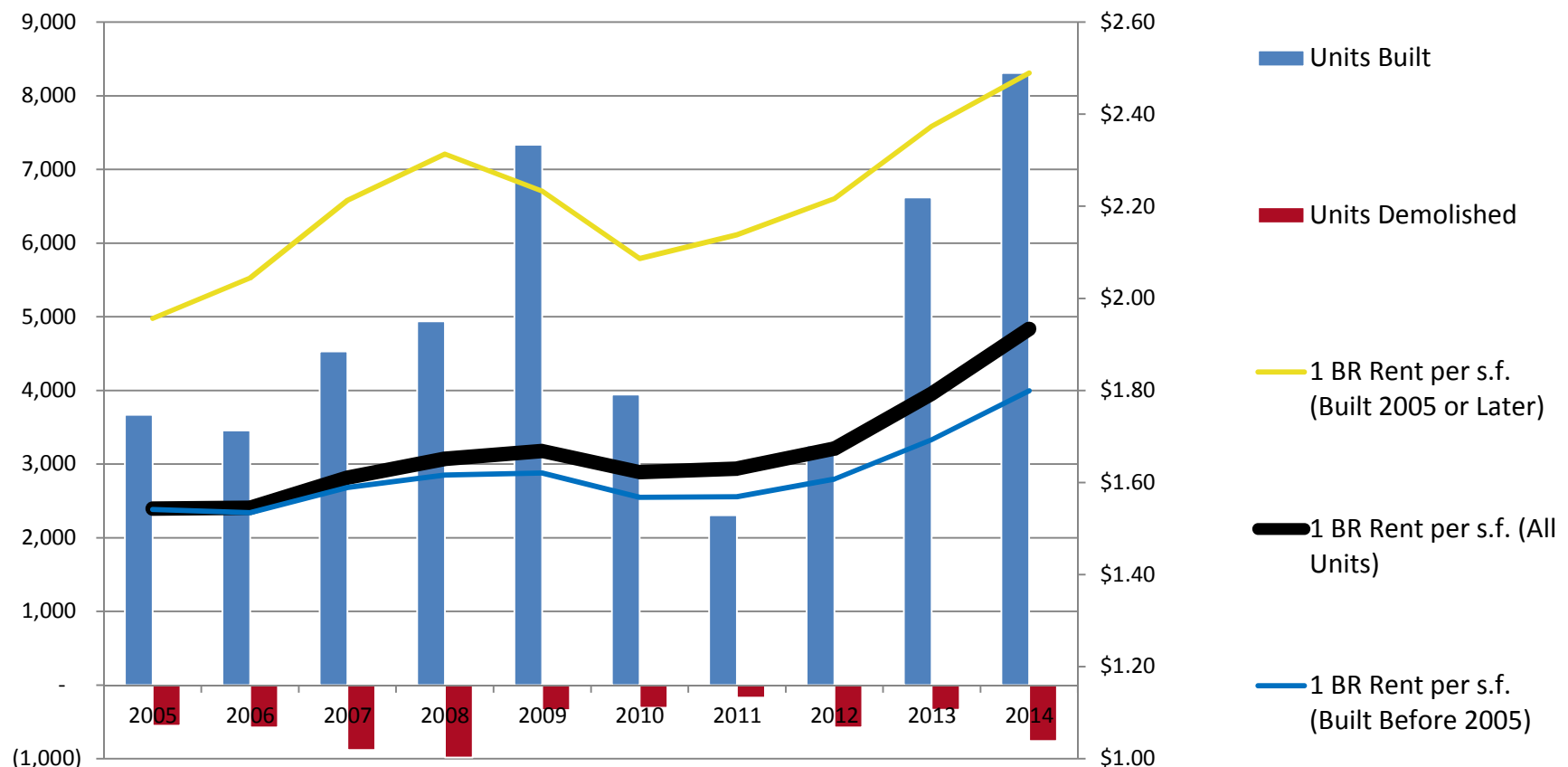
In a growing City, new housing supply is necessary but not sufficient to achieve affordability.

- Slides: 15-17, 44 (and others).



## Rent Trends

In recent years, housing development has accelerated but rents continue to climb, driven by rapidly growing demand. Rental rates for new units are higher and housing that is demolished tends to be older affordable housing stock in varying conditions.



Sources: Seattle Residential Permit Report, DPD Permit Warehouse, 2014;  
Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.

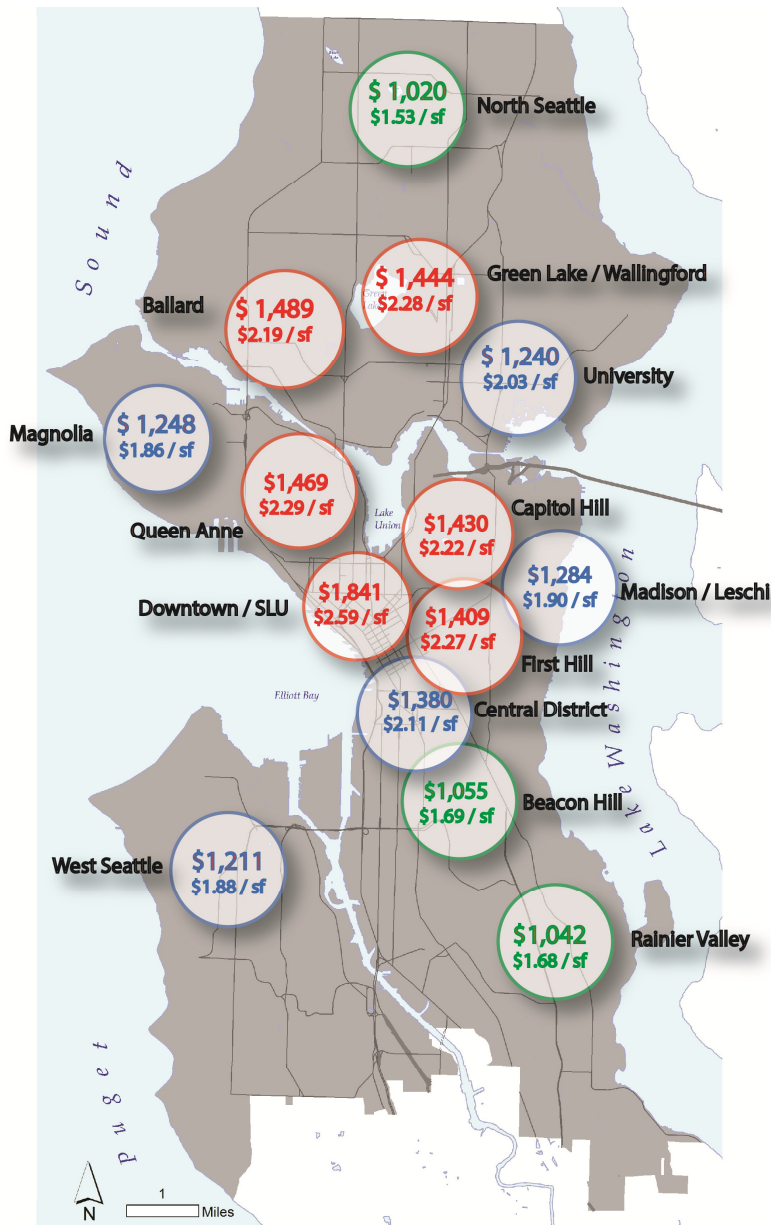




## Average Rents by Sub-Market (1 Bedroom)

Average rents are highest in Downtown, and around Lake Union and the Ship Canal.

Average rents are most affordable in North Seattle, Rainier Valley, and Beacon Hill.



- \$1,400+
- \$1,200 - \$1,399
- \$1,000 - \$1,199

Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Fall 2014, Seattle-14 market areas.



## Key Findings - 7

Areas experiencing displacement are typically characterized by an increase in average market rents, household income, and educational attainment.

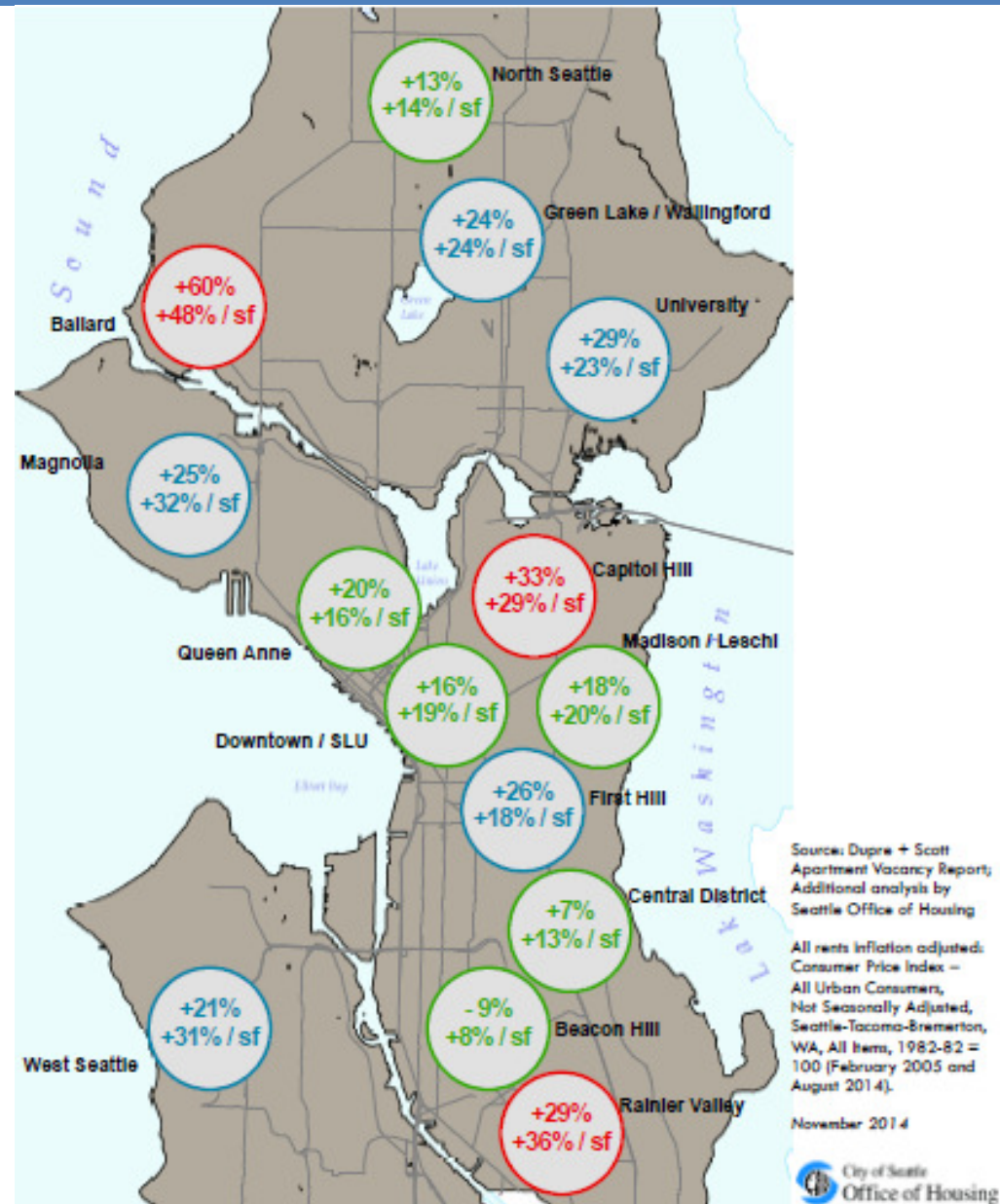
Existing programs, which focus on assisting directly displaced tenants, are important but not sufficient to address impacts of displacement.

- Slide 50 and 51

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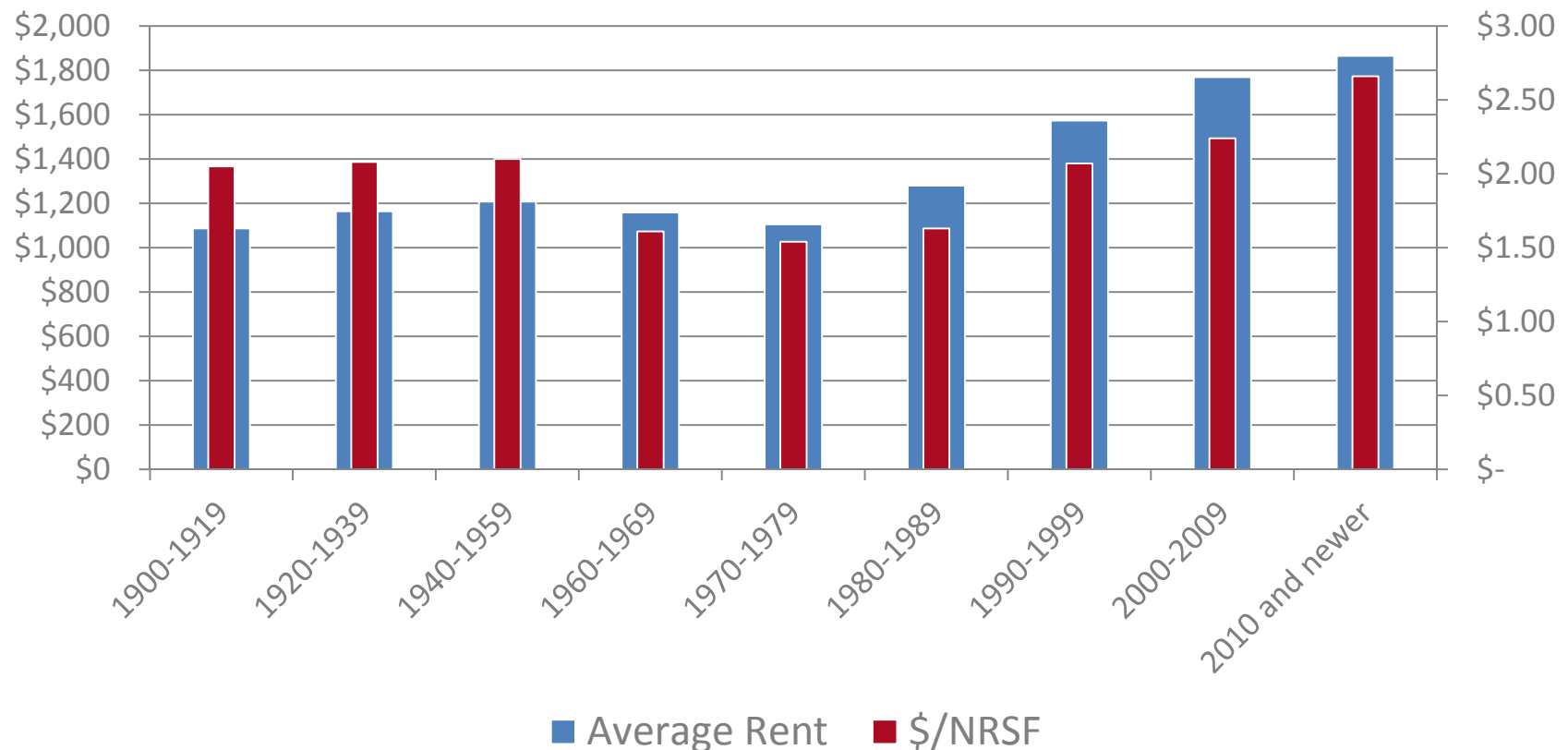


**Percent Change in  
Average Rent and  
Average Rent Per NRSF  
(net rentable square foot)  
Spring 2005 – Fall 2014**



## Age of Apartment Buildings & Rents

Seattle's least expensive rental housing stock was built in the 1960s and 1970s.

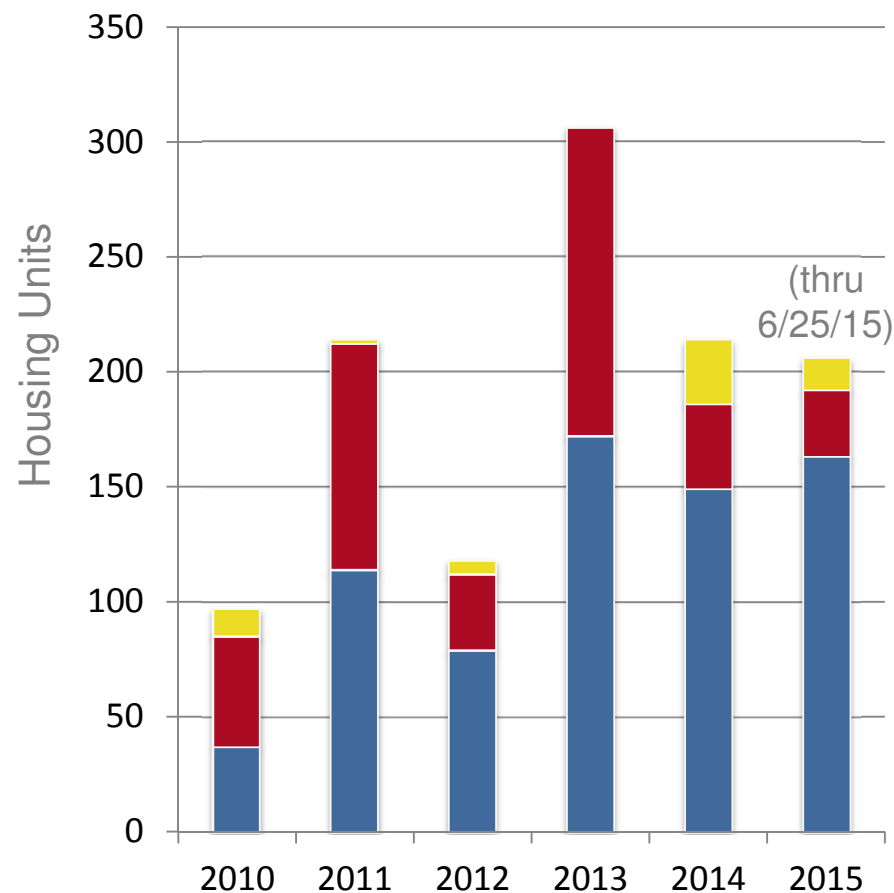


Sources: Dupre+Scott Apartment Advisors, Apartment Vacancy Report, 20+ unit buildings, Spring 2015, Seattle-14 market areas.



## Tenant Relocation Assistance

Only a portion of potentially eligible displaced households receive assistance through the Tenant Relocation Assistance Ordinance (TRAO) program.



- Eligible.** Tenant household is income qualified and has been approved to receive relocation assistance.
- Not eligible.** Tenant household either did not apply, provided insufficient information to establish eligibility, submitted a late application, or was over income.
- Ineligible to apply.** Tenant household received prior disclosure of development activity and is not eligible to apply for assistance.



## Key Findings - 8

Housing affordability is a racial and social justice issue.

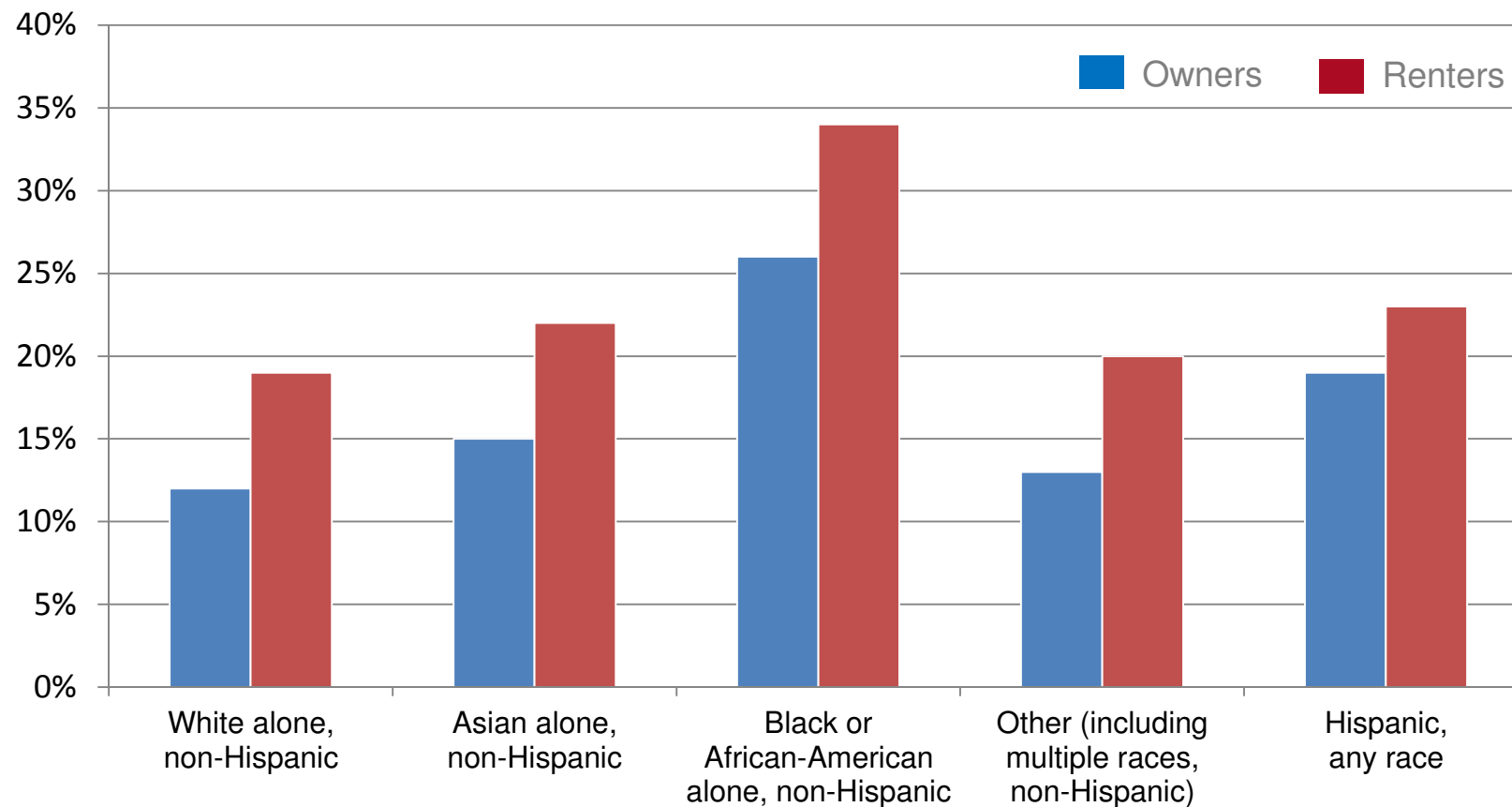
Disparities are resulting in acute housing challenges for certain groups including persons of color, non English speakers, seniors, and families.

- SPC. Finding # 2. Seattle 2035 Background Report. Slides 3-8, 14 (and others).



## Severe Housing Cost Burden by Race/Ethnicity

Over 25% of Black/African American owner households, and close to 35% of Black/African American renter households, pay more than half of their incomes for housing.

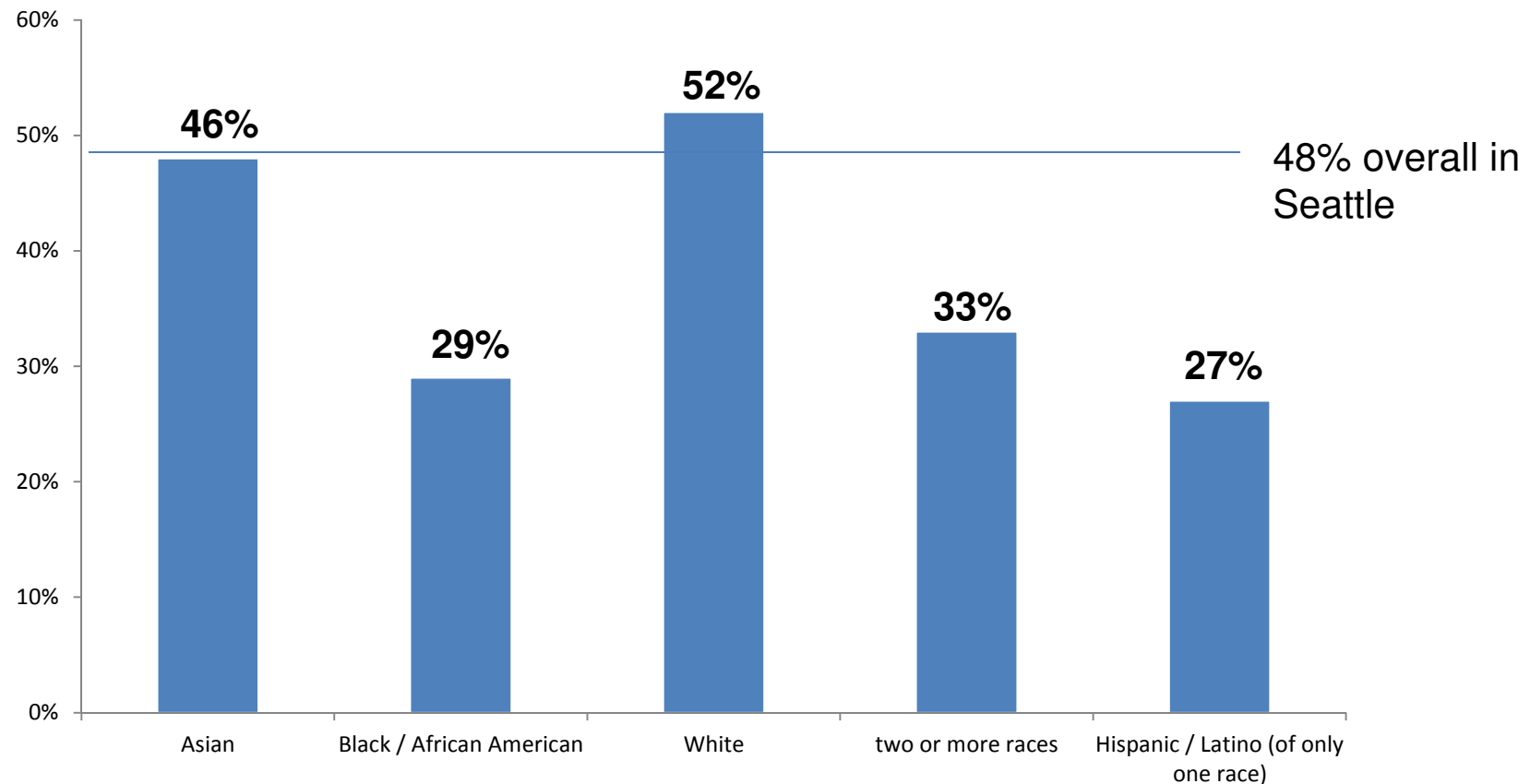


Source: U.S. Department of Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city.



## Homeownership Rates by Major Racial Category and Hispanic/Latino Ethnicity

Homeownership rates for Black/African American, Hispanic/Latino and mixed race households are significantly lower than for Asian and White households.



Source: US Census. 2010 decennial Census.





## Office of Civil Rights 2014 Fair Housing Testing Preliminary Findings

**64%** of all tests showed evidence of different treatment.



**42** tests focused on **Race** - **64%** showed patterns that generally favored white testers.



..... **31** tests focused on **Sexual Orientation** - **61%** showed evidence of different treatment



..... **43** tests focused on **National Origin** - **67%** showed evidence of different treatment



..... **9** tests focused on **Gender Identity** - **67%** showed evidence of different treatment



## Key Findings - 9

The City currently deploys a range of programs and planning efforts to create housing affordability.

Our publicly funded housing programs are essential and effective, but still fall short of meeting the need.

- City of Seattle Consolidated Plan. Slide 32-39. 29.



## Department of Planning & Development – Programs and Planning Efforts

### PLANNING

#### Comprehensive Planning

- Area Planning
- Land Use Code (Zoning) Changes

### LAND USE & ENVIRONMENTAL REGULATION

#### Land Use Permitting (MUP)

- Design Review
- Environmental & Shoreline Regulations (SEPA , SMP etc.)

### REGULATION OF CONSTRUCTION

#### Building Permits (Building Code & Residential Code)

- Fire & Life Safety

### CODE COMPLIANCE

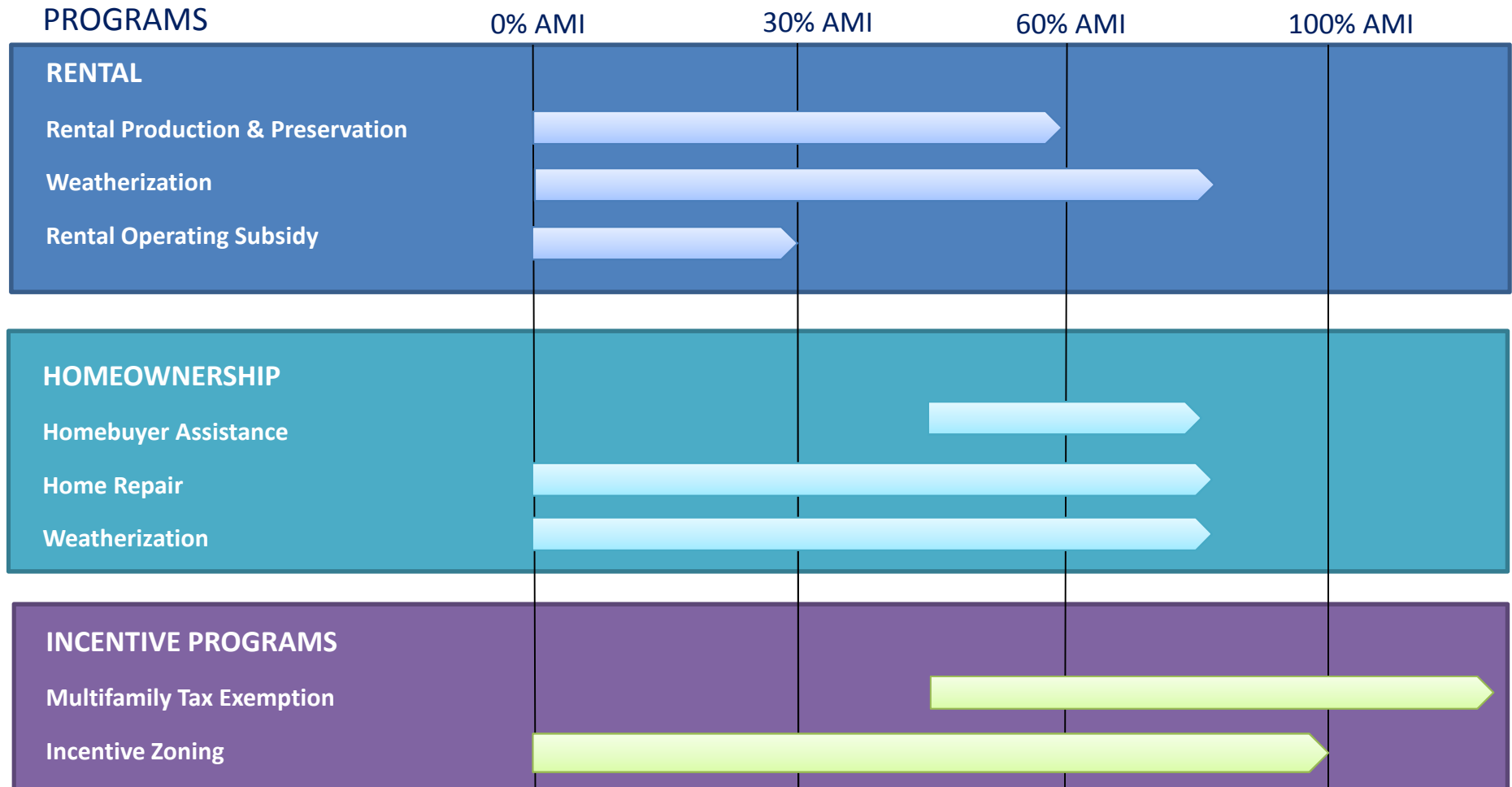
#### Tenant Relocation Assistance Ordinance (TRAO)

#### Housing Building and Maintenance Code (and Land Use Code) Enforcement

#### Rental Registration and Inspection Ordinance (RRIO) Program

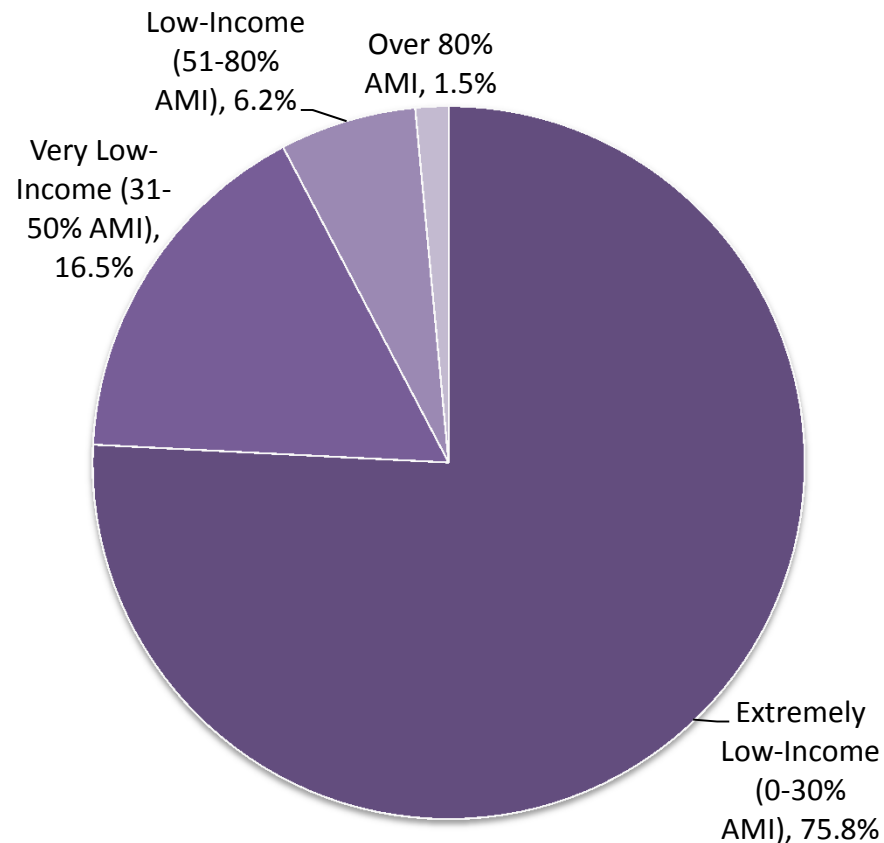


## Office of Housing Programs – Target Income Ranges





## Office of Housing – Rental Housing Program Households Living in Income-Restricted Units, by Income



Projects in Operation and Reporting as of 12/31/13	Number of Households by Income	Percent of Households	Units by Income Restriction	Percent of Units
Extremely Low-Income (0-30% AMI)	10,375	75.8%	5,630	51.9%
Very Low-Income (31-50% AMI)	2,253	16.5%	3,286	30.3%
Low-Income (51-80% AMI)	853	6.2%	1,560	14.4%
Over 80% AMI	209	1.5%	374*	3.4%
<b>Total</b>	<b>13,690</b>	<b>100%</b>	<b>10,850</b>	<b>100%</b>

*\*"Over 80% AMI" represents units in OH-funded projects that are restricted by other funders.*



## Housing Needed to Accommodate Growth by Income Level

### An incomplete look

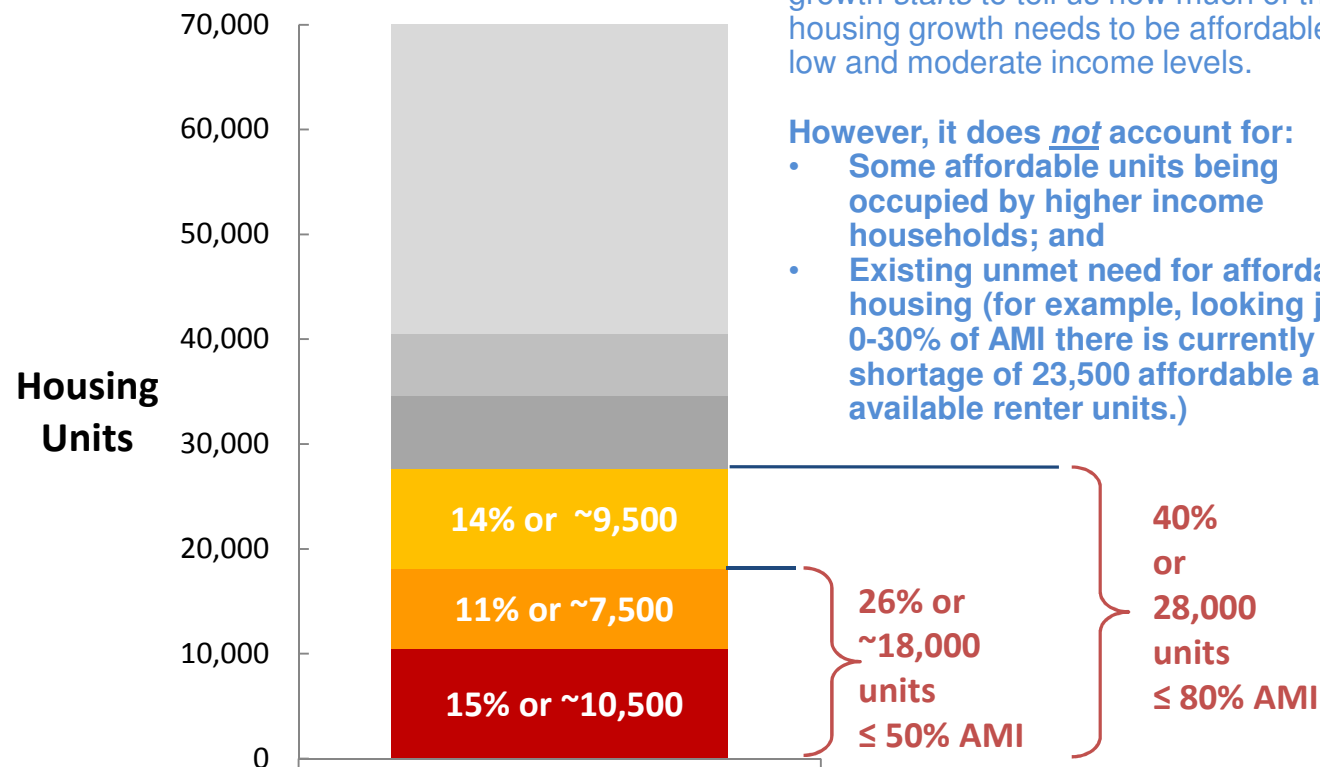
Overlaying today's income distribution on growth *starts* to tell us how much of the housing growth needs to be affordable at low and moderate income levels.

However, it does not account for:

- Some affordable units being occupied by higher income households; and
- Existing unmet need for affordable housing (for example, looking just at 0-30% of AMI there is currently a shortage of 23,500 affordable and available renter units.)

### Income bands:

- > 120% of AMI
- 100-120% of AMI
- 80-100% of AMI
- 50-80% of AMI
- 30-50% of AMI
- 0-30% of AMI



Sources: U.S. Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city; Seattle 2035 Updating Seattle's Comprehensive Plan, Background Report, February 2014.